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July 29, 2014

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The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
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Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#14 OF JULY 29, 2014

Agenda No. 3
03/25/14

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR070854-(5)
GENERAL PLAN AMENDMENT NUMBER 2008-00010-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced general plan amendment to amend the land use designation of the project site located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel from Category "1" Low-Density Residential to Category "3" Medium-Density Residential to allow the development of an 18-unit condominium project.

At the conclusion of the public hearing, you indicated an intent to approve the general plan amendment, and instructed us to prepare the appropriate resolution for approval. Enclosed is the appropriate resolution for your consideration, which provides for the adoption of the general plan amendment.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

Elaine M. Lemke
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Thomas J. Faughnan
THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:vn
Enclosures

c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF
GENERAL PLAN AMENDMENT NUMBER 2008-00010-(5)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65350), the County of Los Angeles ("County") is authorized to adopt amendments to its General Plan elements thereof; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65800), the County is authorized to adopt amendments to the County Zoning Ordinance; and

WHEREAS, the County Board of Supervisors ("Board") conducted a duly-noticed public hearing on March 25, 2014, to consider: (1) General Plan Amendment No. 2008-00010-(5) ("Plan Amendment"); (2) Zoning Case No. 2008-00008-(5) ("Zone Change"); (3) Conditional Use Permit No. 2008-00180-(5) ("CUP"); (4) Vesting Tentative Tract Map No. 070854-(5) ("Vesting Map"); and (5) a Mitigated Negative Declaration ("MND") prepared pursuant to the California Environmental Quality Act ("CEQA") related to the preceding actions (collectively, the "Project"); and

WHEREAS, the Regional Planning Commission ("Commission") held a duly-noticed public hearing on October 30, 2013, to consider the Project and at the conclusion of its hearing, recommended that the Board consider and approve said Plan Amendment, Zone Change, and MND; and

WHEREAS, the Board has duly considered the recommendation of the Commission, public testimony, and the recommendations and testimony of staff from the Department of Regional Planning ("Regional Planning"), the MND, and all documents in the record regarding the Plan Amendment, Zone Change, and MND; and

WHEREAS, the Board finds as follows:

1. The Project site is located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel ("Project site").
2. Regional access to the Project site is provided by Interstate 10 located approximately two miles to the south of the Project site. Immediate access from the west to the Project site is provided by Walnut Grove Avenue, a secondary highway. Walnut Grove Avenue connects to Las Tunas Drive, a major highway, which is located approximately 385 feet to the north.
3. The subject property is designated Category 1-Low Density Residential ("Category 1") in the Los Angeles Countywide General Plan ("General Plan").

4. The Plan Amendment is a related request to amend the General Plan designation for the Project site from Category 1 to Category 3-Medium Density Residential ("Category 3").
5. The Zone Change is a related request to change the zoning of the approximately one-gross-acre Project site from the A-1-10,000 (Light Agriculture with a minimum lot size of 10,000 square feet) zone to the R-3-DP (Limited Multiple Residence Zone with a Development Program ("DP")).
6. The Vesting Map is a related request to create one multi-family lot to construct 18 new condominium units in five detached buildings, with 10 guest parking spaces, a recreational area with children's play area, a barbeque, a trash enclosure, and landscaping. The one multi-unit lot will be created by merging two existing single-family lots.
7. The CUP is a related request to ensure compliance with the requirements and standards of the proposed DP so that the development occurring after the zone change will conform to the approved plans and be compatible with the surrounding area.
8. Approval of the Vesting Map and CUP will not become effective unless and until the Board has approved the Plan Amendment and adopted an ordinance implementing the Zone Change, and such Zone Change ordinance becomes effective.
9. The Project site is approximately one gross acre (0.91 net acres) in size, rectangular in shape with flat terrain. The site is currently developed with four single-family residences and two detached garages.
10. The surrounding land uses are as follows:

North: Single-family residential, multi-family residential, and commercial;
South: Clustered single-family residential;
East: Parking lot and a Southern California Edison ("SCE") easement; and
West: Single-family residential.
11. The subject property is zoned A-1-10,000 (Light Agricultural with a 10,000-square-foot minimum lot size).
12. The surrounding properties are zoned as follows:

North: R-2 (Two-Family Residence) and C-3 (Commercial/Light Manufacturing City of San Gabriel ("City"));
South: A-1 (Light Agricultural);
East: Commercial/Light Manufacturing (City); and
West: R-2 and A-1.

13. The site plan, labeled Exhibit "A," dated December 7, 2010, depicts the Project site with 18 condominium units in five detached buildings, 10 guest parking spaces, a children's play area, a barbeque area, trash containers, and landscaping. The maximum height for the proposed condominium buildings is 33 feet. Primary vehicular access to the Project site will be provided by Walnut Grove Avenue, which is a County-designated secondary highway.
14. Exhibit "A" also shows that the Project will comply with the East Pasadena-San Gabriel Community Standards District ("CSD") regarding structure height and setbacks from neighboring properties. The CSD requires that for properties in the R-3 zone, which is the zoning sought for the Project, if any part of a structure exceeds 17 feet in height on a lot located adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. The Project is not adjacent to a single-family residential zone. However, for that portion of the Project abutting the R-2 zone, the Project will comply with these CSD requirements.
15. The Project site is currently depicted as Category 1 on the General Plan Land Use Policy Map. The Plan Amendment to Category 3 would allow a maximum of 22 units per gross acre. The density of the proposed Project is 18 units per acre, well below the maximum allowed in the Category 3 classification. The intent of the Category 3 classification is to provide for medium-density residential housing in appropriate locations.
16. For the reasons set forth in Finding Nos. 17-21 below, the Plan Amendment to Category 3 and the resulting development are consistent with the following goals and policies of the General Plan:

Promote the efficient use of land through a more concentrated pattern of urban development, including focusing of new urban growth into areas of suitable land (Policy No. 17, I-21).

Promote the rehabilitation and revitalization of deteriorating neighborhoods (Policy No. 40, I-23).

Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family-owned, moderate density dwelling units (twinhomes, townhouses, and garden condominiums).
17. The Project provides a more concentrated pattern of urban development than now exists on the Project site, making efficient use of the land, which is suitable for the development.

18. A density analysis was conducted for the Project area to assess the Project's compatibility with density in the surrounding area. The analysis considered the density of 23 surrounding properties. Of the 23 properties, five contained single-family residences and the remaining 18 contained at least two units per parcel. The average density of these 23 properties was 14.95 units per acre (80 units on 5.35 acres). The analysis separately considered 11 of the 23 properties that, like the Project, were located immediately adjacent to a commercial use. The average density for these properties was 20.18 units per acre. The Project will have a density of 18 units per acre, which the Board finds is consistent with the average densities in the surrounding area.
19. The Project will construct 18 new condominium units within five detached buildings on approximately one acre replacing four single-family houses and two detached garages, thereby providing a more clustered or concentrated pattern of urban development and thus making more efficient use of the land. The Project site is suitable for this type of development because there are several similar multi-family developments in the vicinity of the Project site. Although the Project is not being processed as an infill project, the Project has characteristics similar to an infill project. The General Plan provides: "infill lands are generally located in areas which can accommodate additional development without a major impact on existing services and facilities." Utility services are readily available and will not be negatively impacted by the development. Also, the Project is located near Las Tunas Drive which has various commercial entities and public services, and which intersects within a mile with two other major streets which also have major commercial shopping centers. Two Metropolitan Transportation Authority ("MTA") bus lines operate on Las Tunas Drive (78 and 378), providing public transit for residents to local commercial services. The nearest bus stop to the Project is only one block to the west on Willard Avenue.
20. The existing structures on the Project site, four single-family houses and two detached garages, are in poor condition and in a state of decline. The Project will construct 18 new condominium units in five detached buildings with landscaping and a recreation area which would be a substantial improvement over the existing declining structures and would revitalize the area.
21. The proposed 18 new condominium units within five detached buildings would be individually owned.
22. The Plan Amendment to change the General Plan land use category to Category 3 would accommodate a moderate density residential project. The Plan Amendment is needed to fulfill and implement the above General Plan policies to provide a balanced mix of dwelling unit types to meet present and future needs with emphasis on moderate density multi-family housing.

23. The Project also is consistent with the following applicable Land Use Objectives of the General Plan:

To provide for land use arrangements that take full advantage of existing public service and facility capacities. (Land Use Objective No. 1, III-10.)

To maintain and enhance the quality of existing neighborhoods. (Land Use Objective No. 2, III-10.)

24. The Project's location facilitates Land Use Objective No. 1. Public and private utilities are readily available to provide service to the Project. Also, in furtherance of both of these Land Use objectives, as discussed above, the Project site is near Las Tunas Drive which has the full array of amenities, including supermarkets, banks, drug stores, restaurants, and commercial centers, which are accessible by public transportation due to the two MTA bus lines that travel along Las Tunas Drive.
25. In addition, there is a public elementary school and a public high school located near the Project site. The elementary school is located approximately 0.33 miles to the south at 401 South Walnut Grove, and the high school is located approximately 0.37 miles to the east at 1372 East Las Tunas Drive (approximately 2.5 blocks from the Project).
26. The Project will enhance the quality of the neighborhood by removing four dilapidated single-family houses and two detached garages, replacing them with new condominiums, landscaping, and on-site amenities. Its design and density are consistent with nearby properties as shown by the density analysis. The Project was re-designed early in the process to orient the front three units to face Walnut Grove to integrate the Project into the existing street scape. The driveway is staggered to provide additional landscaping to enhance visual appeal and privacy. Furthermore, the Project includes a recreation area consisting of a barbecue and separate children's play area for the future residents.
27. The Project site's current designation as Category 3 on the General Plan Land Use Policy Map is intended to accommodate single-family development with a maximum density of six units per acre. As designated, the Project site could only accommodate a maximum density of nine dwelling units if the subject property was subdivided into 5,000 square foot lots. As discussed above, the average density near the Project site exceeds the Low-Density Residential land use density maximum, and those properties similar to the Project site have an average density exceeding 20 units per acre. Accordingly, to allow development consistent with the neighborhood, an amendment to the General Plan Land Use Policy Map to Category 3 is appropriate to allow higher density on the Project site.

28. Approval of the Plan Amendment is in the best interest of the public health, safety, and general welfare, because the area contains and/or the Project proposes sufficient infrastructure and facilities to accommodate water supply, sewer connections, fire flow, and fire access for the proposed development. The Project conforms with good planning practices because it will fulfill General Plan goals, policies, and programs to promote a balanced mix of dwelling unit types to meet present and future needs with emphasis on family-owned, moderate density dwelling units.
29. The technical and engineering aspects of the Project have been resolved to the satisfaction of the County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.
30. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures except as otherwise modified, as shown on Exhibit "A."
31. Compatibility with surrounding land uses will be ensured through the related Zone Change and CUP.
32. There is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project site.
33. On March 24, 2014, the Board held its public hearing on the Project. Regional Planning staff presented the Project to the Board, and advised the Board that the Commission had approved the Vesting Map and CUP, and recommended that the Board approve the Plan Amendment and Zone Change. At the Board hearing, Regional Planning staff confirmed that a survey regarding the Project was sent to 104 property owners near the Project site. Responses from the survey showed that 44 of these owners supported the Project, three opposed it, and 57 did not respond.
34. Three individuals testified at the Board hearing opposing the Project. Among the issues raised by these opponents were the availability of water, the Project's density, the Project's traffic impacts, and whether a traffic light should be installed at the intersection of Walnut Grove Avenue and Las Tunas Drive. In response to these concerns, Regional Planning staff advised that sufficient water will be available for the Project based on a will-serve letter issued by the involved water agency. Also as a result of the Mitigated Negative Declaration ("MND") prepared for the Project, Regional Planning explained that traffic fees to the City would be required, and that installation of a traffic light at the intersection suggested by the opponents was not needed. Finally, Regional Planning staff stated that the density analysis discussed showed that the Project density would be compatible with the surrounding area.

35. On October 30, 2013, the Commission held its duly-noticed public hearing on the Project, where Regional Planning staff gave a presentation to the Commission and responded to the Commission's questions. At the hearing, the subdivider's representatives testified in favor of the Project and presented a rendering of the Project. One other person testified at the hearing, raising concerns regarding parking, traffic congestion, and the density of the Project.
36. After completion of the testimony, the Commission closed the public hearing, approved the Vesting Map and CUP, and recommended approval of the Plan Amendment and Zone Change to the Board. When the Commission makes a recommendation to the Board regarding a Plan Amendment or Zone Change, any related entitlements are deemed to be called up for review by the Board pursuant to section 22.60.230 B.2 of the Los Angeles County Code ("County Code").
37. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Initial Study identified potential impacts to the environment from the Project without mitigation. An MND was therefore prepared, imposing mitigation measures for traffic impacts, library facility impacts, and hazardous materials impacts from the Project. These mitigation measures have been agreed to by the subdivider. A Mitigation Monitoring and Reporting Program ("MMRP") has been developed and the subdivider is responsible to submit annual mitigation compliance reports pursuant to the MMRP.
38. The Board considered the MND, and concludes on the basis of the whole record before it, that no significant environmental effects which cannot be avoided or mitigated have been identified. The MND identifies and analyzes potentially significant impacts of the Project, including potentially significant impacts related to traffic; construction recycling; library services; and mitigation compliance. A MMRP has been considered for the Project to ensure that mitigation measures are implemented and completed. The MMRP requires that an annual report be submitted to Regional Planning for review until all mitigation measures have been implemented and completed.
39. The MND concludes that all potentially significant impacts of the Project can be mitigated to a less than significant level.

NOW, THEREFORE BE IT RESOLVED, THE BOARD OF SUPERVISORS:

1. Certifies that the MND was completed in compliance with CEQA and the State and County guidelines related thereto and reflects the independent judgment of the Board;

2. Finds that the Board has reviewed and considered the information contained in the MND prior to approving the proposed Plan Amendment;
3. Determines that the significant adverse effects of the Project, as described in the MND, have been reduced to an acceptable level with mitigation;
4. Finds that the recommended Plan Amendment is consistent with the goals, policies, and programs of the County's General Plan; and
5. Adopts the General Plan Amendment Case No. 2008-00010-(5) amending the Land Use Policy Map of the Los Angeles Countywide General Plan as depicted on the Exhibit attached hereto and described hereinabove.

The foregoing resolution was on the 29th day of July 2014, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts

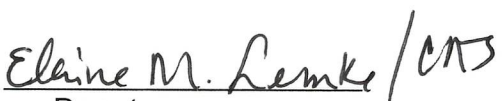


SACHI A. HAMAI, Executive Officer-Clerk
of the Board of Supervisors of the County
of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI,
County Counsel

By  / CLS
Deputy

Attachment

AMENDMENT TO COUNTYWIDE GENERAL PLAN

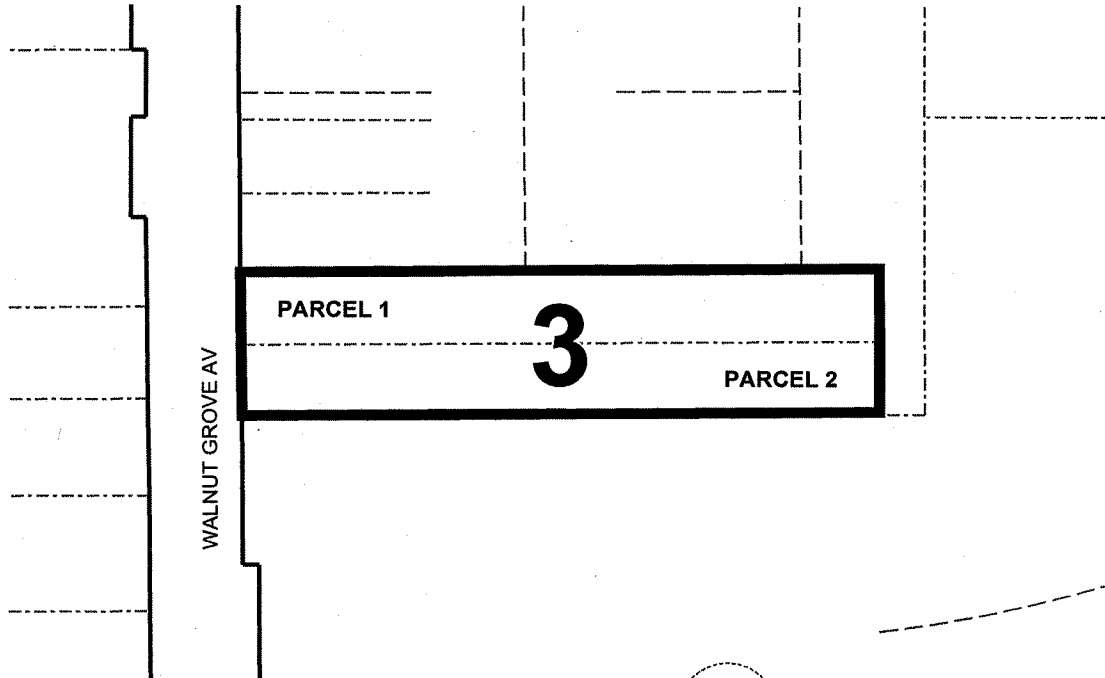
EAST SAN GABRIEL COMMUNITY

PLAN AMENDMENT: 2008-00010

ON:

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



LEGAL DESCRIPTION:

PARCEL 1:

LOT 12 OF TRACT NO. 3625, IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE(S) 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.








EXCEPT THE SOUTHERLY 48 FEET THEREOF.
ALSO EXCEPT THE EAST 30 FEET THEREOF.

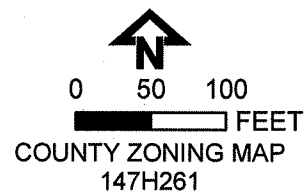
PARCEL 2:

THE SOUTHERLY 48 FEET OF LOT 12 OF TRACT NO. 3625, IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE(S) 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 30 FEET.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA
-  NAP NOT A PART



DIGITAL DESCRIPTION: \ZCO\ZD_EAST_SAN_GABRIEL\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR